

Iron Horse Flats

A Subdivision In The
NE¼ of Section 32, T3N R2E WM
County Parcel #: **199465005**

Site Address: **9100 NE 111th Way, Vancouver, WA 98662**

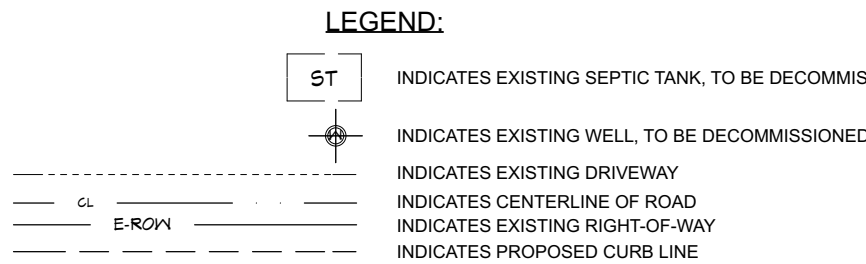
Site Area: **108,451 SF (2.49 acres)**

Site Zoning: **R1-5**

EXISTING LEGAL DESCRIPTION:

Lot 2, Short Plat 1-689

Records of Clark County Washington

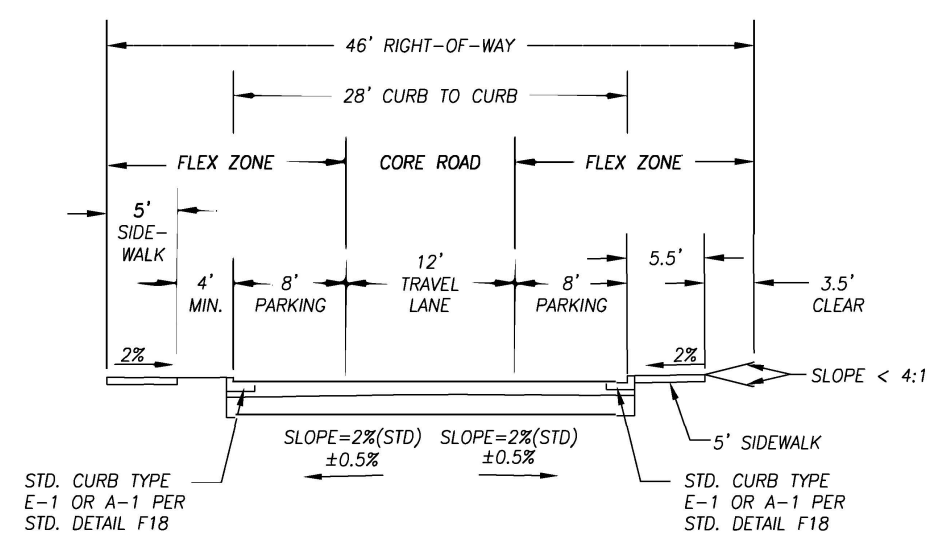


CURRENT RECORD OWNERS:
SAIGE PROPERTIES, LLC & NORTH
COLUMBIA HOMES, LLC
2401 W MAIN STREET, SUITE 210
BATTLE GROUND WASHINGTON 98604
360-907-9588

VICINITY MAP

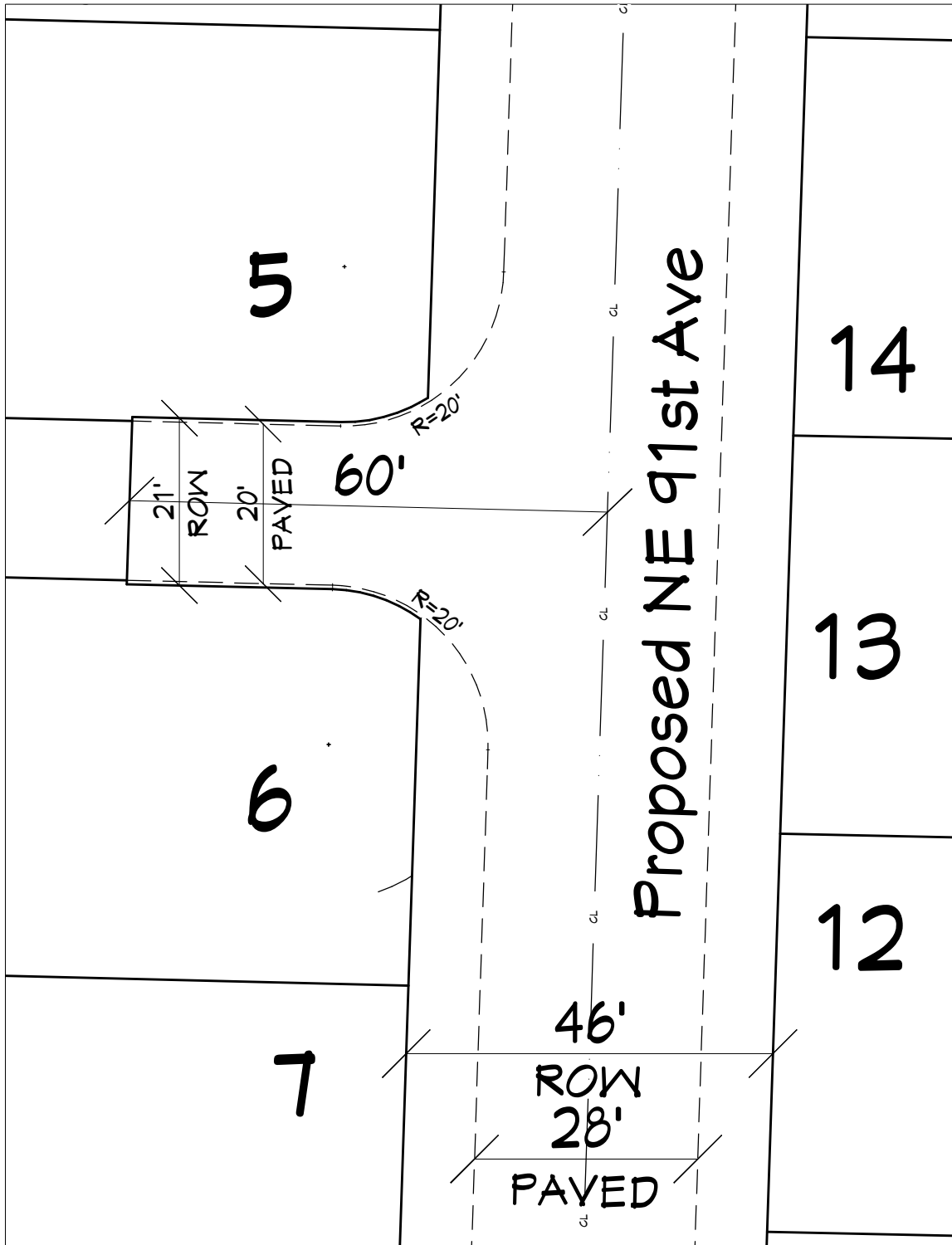


Detail 1: Urban Local Access
Not to Scale

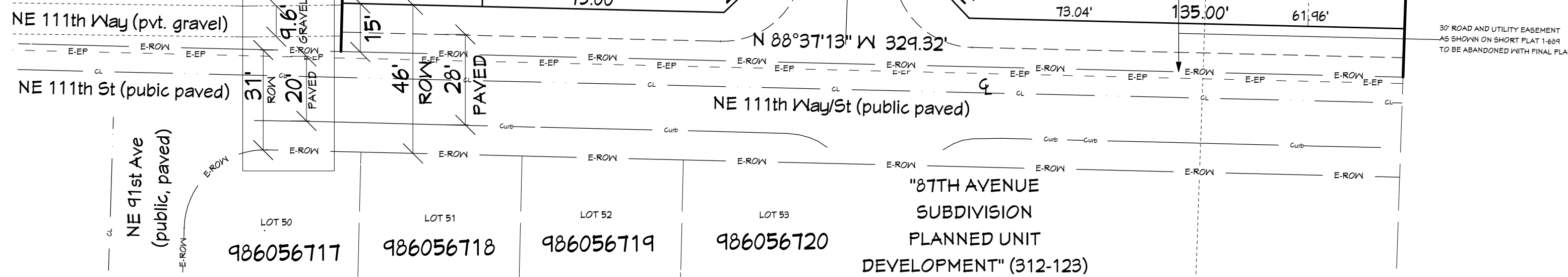


NE 111th Street and Proposed NE 91st Ave
(public, paved)

Detail 2: Temporary Turnaround, Sideways Hammerhead
Scale: 1"= 20'

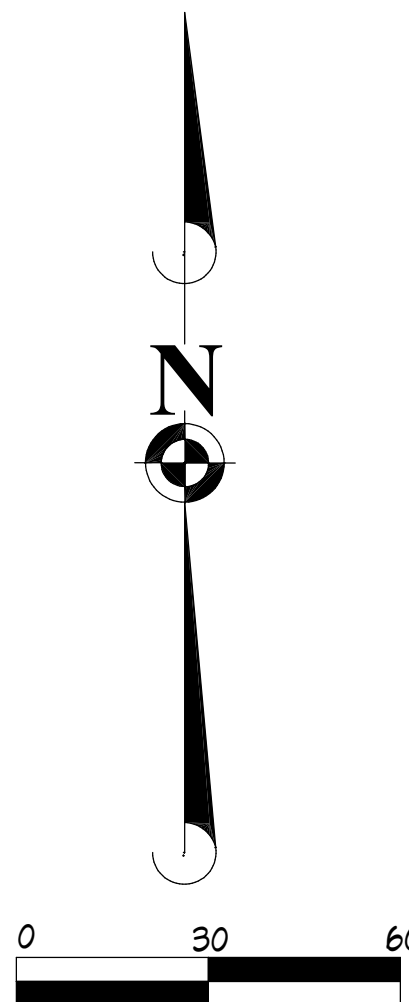


This road section is typical
all the way to NE 87th Ave,
over 900' to the west.



PLAT NOTES:

- 1) Total Gross Area = 108,451 SF / 2.49 acres
- 2) This subdivision proposes 15 single family residential lots.
- 3) Site is currently zoned R1-5
- 4) Largest lot is 9,405 SF.
- 5) Smallest lot is 4,140 SF.
- 6) Average Lot size is 5,873 SF.
- 7) NE 111th St and proposed NE 91st St are classified as "Urban Local Access" roads.
- 8) A temporary sideways hammerhead style turnaround is shown on plan and in "Detail 2".
- 9) There are NO environmental critical areas on or within 100' of site.
- 10) All existing structures to be removed. No new structures are proposed with this application.
- 11) There are NO proposed and NO known existing pedestrian or transit facilities at or near the site.
- 12) There are NO proposed pedestrian or bus improvements.
- 13) No road segments have a grade in excess of 15% on site or within 500 feet of site.
- 14) It is expected that all corner lot driveways and all driveways will meet site distance standards.
- 15) All existing and proposed easements are shown on plan.
- 16) No hard landscaping is proposed or required.
- 17) There is one existing well shown on plan that will be decommissioned.
- 18) There is one existing septic tank shown on the plan that will be properly abandon.
- 19) There is one existing septic drain-field shown on the plan that will be properly abandon.
- 20) There are NO other above ground tanks or known underground tanks.



REVISION TABLE	NUMBER	DATE	REVISION BY
1	10-19-21	MMW	
2	11-03-21	MMW	
3	02-14-22	MMW	
4	03-14-22	MMW	

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Vancouver, WA 98662

Proposed Development Plan

APPLICANT:
Saige Properties, LLC
2401 W Main Street, Suite 210
Battle Ground WASHINGTON 98604
360-907-9588
mason@wolfepm.com

PROJECT CONTACT:
Wolfe Project Management, LLC
Mason Wolfe
Drafting and Design
360-907-9588
mason@wolfepm.com

DATE:

11/03/2021

SCALE:

1" = 30'

SHEET:

P-1